

	City of Casa Grande Development Center Policies & Procedures	Effective Date: February 2, 2015
	Title: Enclosing an Existing Patio 2012 International Residential Code	Date Reviewed: February 2, 2015
		Department of Primary Responsibility: Building Safety
		Policy Number: DC- PP - 007 - 01

I. What Requires a Permit?

- A) Any change, addition, and/or deletion of a room or building requires a permit.
- B) Any enclosure of a carport, garage, or patio requires a permit.
- C) To construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure requires a permit.
- D) To erect, install, enlarge, alter, repair, remove, convert, replace any electrical, gas, mechanical or plumbing system requires a permit.

There are exemptions to the permit requirements listed in the 2014 City of Casa Grande Building and Technical Administrative Code Section 105.2.

II. Definitions:

- A) **IRC-** 2012 International Residential Code
- B) **Enclosed Patio Cover** - an enclosed patio per 2012 IRC Appendix H requirements. - A structure with open or glazed walls which is used for recreational, outdoor living purposes associated with a dwelling unit. This area may have electrical and minimal plumbing. Because this is an OUTDOOR space the area SHALL NOT be connected to the dwelling's HVAC systems. An enclosed habitable living space is an addition and must meet different structural, code, and zoning requirements.
- C) **Enclosure walls** – Walls enclosing the patio area on the normally open sides. Enclosure walls shall be permitted to be of any configuration provided the open or glazed area of the longer wall and one additional wall is equal to at least 65 percent of the area below a minimum of 6 feet, 8 inches (2032 mm) of each wall, measured from the floor. Openings shall be permitted to be enclosed with the following:
 - 1. insect screening;
 - 2. approved translucent or transparent plastic not more than 0.125 inch (3.2 mm) in thickness;
 - 3. glass conforming to the provisions of IRC Section R308; or
 - 4. any combination of the three items above.
- D) **Emergency Egress** – Windows or doors opening from sleeping rooms directly to the outside. Required emergency egress or rescue openings from sleeping rooms in the *dwelling unit* are NOT allowed in the enclosed area.
- E) **Light, and ventilation** – Exterior openings that are required by IRC Section R303 Exterior openings in the *dwelling unit* required for light and ventilation shall be permitted to open into a patio structure conforming to these requirements. Where such exterior openings serve as an exit from the *dwelling unit*, the enclosed patio structure shall be provided with exits conforming to the provisions of IRC Section R310. *All openings between the primary residence and the enclosed patio shall remain closeable as if opening onto an open patio.*
- F) **Height** – Measured from grade to the mid-point of the roof structure, Patio covers are limited to one-story structures not exceeding 12 feet (3657 mm) in height.
- G) **Ceiling Height** - Patio Covers shall have a ceiling height of not less than 7 feet (2134 mm).

- H) **Design loads** – Combination of the live loads and dead loads acting on the structure. (Dead loads are structural materials & equipment. Live loads are produced by the use and occupancy of the building...) Patio covers shall be designed and constructed to sustain, within the stress limits of this code, all dead loads plus a minimum vertical live load of 10 pounds per square foot (0.48 kN/m²). Such covers shall be designed to resist the minimum wind loads set forth in IRC Section R301.2.1. (90 mph Three second gust) **Covers used over car parking have different load requirements.**

III. In Order to Obtain a Building Permit:

- A) Complete a Residential Application; provide two sets of plans with the submittal consisting of the following: Site Plan; Foundation/Deck plan; Framing/Roof plan; and Floor plan.
- B) Site plan shall meet all Zoning requirements: Enclosed patios, unlike open patios, cannot extend into the buildings setbacks.
- C) Foundation/Deck plan shall show connection to slab and/or deck.
- D) Framing/Roof plan shall show all electrical, and plumbing if included. Framing plan must show floor, wall and roof framing, and details.
- E) Show if existing roof is to be used. **IF** the existing roof structure is to be used is an existing aluminum awning structure you must check with the Development Center. You may be required to provide an Engineered Design showing the roof structure is NOT compromised by the addition of the new walls. This is an Awning Manufacture requirement for most pre-engineered awning designs and not a City requirement.
- F) Floor plan shall have room dimensions, and show location, sizes of all doors and windows. Show location of all electrical and plumbing.

Note Page for Enclosed Patio Cover

Plans shall show:

- I. **A minimum of 6" separation** from untreated wood to finished grade.
- II. **How the existing posts** are located and anchored.
- III. **Anchor bolt** type and spacing.
- IV. **Stairs** maximum 7¾" rise, minimum 10" depth, and handrails are required if there are 4 or more risers.
- V. **Handrail**, if required, height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).
- VI. **Guard rails** as required for open structures over 30" above grade, including stairs, shall be min of 36" above the deck and shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102 mm) or more in diameter.
- VII. **The longest wall** and one other wall 65% open. (Show all window sizes and framing details).
- VIII. **Exit doors** to be installed, the following are required: landing, the same length and width as the door, and a switch controlled exterior light at the door. **NOTE:** Double keyed dead bolts are not permitted.
- IX. **All glass** will comply with IRC R308 for hazardous locations. (Typically within 24 inches of a door or 18" of the floor and with some additional areas included.)
- X. **Electrical** including all outlets lights and switches. (All receptacles shall be GFCI and Arc-fault protected and, where required, tamper resistant).